

# The Nene

---

## 3-bedroom home

A small porch beneath the front gable of The Nene makes a welcoming entrance to this family home. The ground floor is full of light, with both the kitchen area and lounge having windows that overlook the front and back gardens. Upstairs the large master bedroom has an en-suite shower and built-in wardrobe, while the remaining bedrooms share a modern family bathroom – complete with bathtub.



## Features

- Open plan kitchen and dining area
- Separate lounge looking out on rear garden
- Cloakroom, family bathroom, and master en-suite shower
- Landscaped garden reached through French doors
- High quality Smeg kitchen appliances
- Stainless steel integrated oven, 4-ring hob and chimney hood extractor fan
- Built-in wardrobes in some bedrooms
- Single garage

## Room dimensions

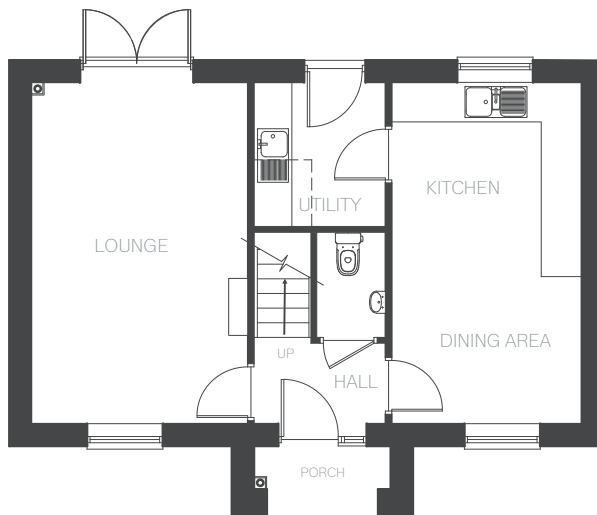
### Ground Floor

|                |                |               |
|----------------|----------------|---------------|
| LOUNGE         | 5350 x 3370 mm | 17'6" x 11'0" |
| KITCHEN/DINING | 5350 x 2950 mm | 17'6" x 9'8"  |
| UTILITY        | 2247 x 2030 mm | 7'4" x 6'7"   |
| CLOAKROOM      | 1653 x 1057 mm | 5'5" x 3'5"   |

### First Floor

|                  |                            |              |
|------------------|----------------------------|--------------|
| <b>BEDROOM 1</b> |                            |              |
| ARROW A          | 3422mm                     | 11'2"        |
| ARROW B          | 1849mm                     | 6'0"         |
| ARROW C          | 2934mm                     | 9'7"         |
| ARROW D          | 5350mm                     | 17'6"        |
| EN-SUITE         | 2284 (max) x 1670 (max) mm | 7'5" x 5'5"  |
| <b>BEDROOM 2</b> |                            |              |
|                  | 2917 x 3077 mm             | 9'6" x 10'1" |
| <b>BEDROOM 3</b> |                            |              |
|                  | 2170 x 2917 (max) mm       | 7'1" x 9'6"  |
|                  | 2424(min)mm                | 7'11"        |
| BATHROOM         | 2105 x 1983 (min) mm       | 6'10" x 6'6" |

### Ground Floor



### First Floor

